



City of North Port

4970 CITY HALL BLVD
NORTH PORT, FL 34286

Meeting Minutes City Commission Special Meeting

CITY COMMISSIONERS

Linda M. Yates, Mayor
Vanessa Carusone, Vice-Mayor
Christopher B. Hanks, Commissioner
Jill Luke, Commissioner
Debbie McDowell, Commissioner

APPOINTED OFFICIALS

Peter Lear, Interim City Manager
Mark Moriarty, City Attorney
Patsy Adkins, City Clerk
Kathryn Peto, Deputy City Clerk

Monday, May 22, 2017

1:00 PM

CITY COMMISSION CHAMBERS

Pool Discussion

NOTE: This is a draft copy of the minutes of the 5-22-2017 Commission Special Meeting, has not been approved by the Commission and is subject to change.

CALL TO ORDER/ROLL CALL – LINDA M. YATES, MAYOR

The North Port Commission Special Meeting was called to order in the City Chambers at 1:00 p.m. by Mayor Yates.

Present: Mayor Yates, Vice-Mayor Carusone, Commissioner Hanks, Commissioner Luke, Commissioner McDowell, City Attorney Moriarty, Interim City Manager Lear, City Clerk Adkins, Deputy City Clerk Peto, and Police Chief Vespia.

Present: 5 - Mayor Linda Yates, Vice-Mayor Vanessa Carusone, Commissioner Christopher Hanks, Commissioner Jill Luke and Commissioner Debbie McDowell

The Pledge of Allegiance was led by the Commission.

APPROVAL OF AGENDA – COMMISSION

A motion was made by Commissioner McDowell, seconded by Vice-Mayor Carusone, to approve the agenda. The motion carried by the following vote:

Yes: 5 - Mayor Yates, Vice-Mayor Carusone, Commissioner Hanks, Commissioner Luke and Commissioner McDowell

1. PUBLIC COMMENT:

There was no public comment.

A. [17-1042](#) Butler Park Pool direction and approval of Amendment #4 to Agreement

No. 2011-08 with Kimley-Horn and Associates, Inc. in the amount of \$550,000.0.

Interim City Manager Lear introduced Interim General Services Director Pfundheller, Mark Hatchel of Kimley-Horn, and Scott Hester of Council Hunsaker who gave a presentation about the Butler Park Pool.

Discussion ensued: (1) it was stated that the discussed budget in the March 2017 meeting was between \$9-10 million not to be between \$10-12 million; (2) it was noted that construction costs and total project costs have been discussed but these numbers are total project costs; (3) subsequent to a question, it was stated that Rogers Aquatic Center in Arkansas is a seasonal facility; (4) it was noted that the bath house facility will match the Morgan Center architecture; (5) the types of water slides and design options were discussed; (6) it was also noted that any of these features can be themed for added entertainment; (7) it was suggested that the location of the bridge be moved so that you can move from one side of the pad to the other; (8) the reasons for the length of construction were addressed; (9) the estimated revenue projections were based on a seasonal schedule with some loose prospective; (10) the location of the crossing activity was discussed and many options were offered for alternatives; (11) it was noted that passive space is just as important as active space; (12) it was noted the crossing activity was similar to lily pads; (13) subsequent to a question, it was stated that an analysis can be conducted for the viability of some options; (14) it was stated that the bath house facility does have space for concessions and the ticket window will be located there to keep the staffing centralized; (15) following a question, it was explained that the lazy river will be between 36-42 inches deep and 400 ft long; (16) it was noted that staffing may be an obstacle with keeping the recreation part open all year long as most of the staff will be students; (17) there were options discussed for heating and covering the recreational part of the facility; (18) there is not any space available for expansion in the future; (19) it was noted that there is a modest increase in pipe size for the stretch pool; (20) it was noted that an operation plan is probably a good idea for an extra service; (21) the lifeguard chairs will be portable and they can be roaming with a rescue tube for assistance; (22) it was stated that everything in the park will be ADA compliant; (23) it was noted that 8 foot fencing can be installed around the recreational part of the facility and 42 inch fencing around the competition pool; (24) the pool alone would approximately cost \$3-4 million but that would affect the revenue; (25) following a question, it would be hard to add recreational features after the pool installation; (26) there are advantages to finishing construction early to allow for training of employees; (27) it was stated that the bleacher area is intended to be covered for shade; (28) the design of the pool will be accomodating for a competitive water sports venue; (29) the entrance to the pool will replicate the entrance of the Morgan Community Center and the current cost is unknown; (30) an ADA compliant lift is required at each body of water; (31) subsequent to a question, the advantage of geo thermal heating was explained and how it operates; (32) it was noted that gas and electric heating alternatives are available but are costly to maintain; (33) it was noted that the drainage and utilities will remain the same as the 2012 design barring no changes in the code since then; (34) it was stated that an updated revenue and expense report was included in amendment #4, but the cost for training and developing an operations manual was not included; (35) it was noted the operations team at Council Hunsaker can provide all the lifeguard training; (36) in 2010 the master plan was conceptual and in 2012 the design was narrowed down for the layout; (37) the changing variables that will impact the expense and revenue for the aquatic park were discussed; (38) it was mentioned that there may be some problems with the Code regarding the fence height and bowl slides but those issues can be resolved; (39) it was suggested to use some of the open space for shallow water activities for small children; (40) it was stated that there is a \$100,000 contingency built into the design to avoid coming back for a change order, if needed; (41) following a question, the placement of the filtration building and bathrooms was explained, and the possibility of moving it to another location; (42) it was suggested

to locate some space for artificial turf for a picnic area; (43) it was noted that there is an area for lockers in the bath house for guests at the park and also for the swim teams; (44) it was stated that the shade structure at the entrance to the park will not provide refuge from the rain but there is a possibility of modifying that with the architect; (45) it was stated that if the desire is to use solar power, that information would be needed ahead of time to include that in the design work; (46) it was stated that there are different types of certifications for life guards and those can be addressed with the operational plan; (47) following a question, it was stated that more research will be done about solar vs geo thermal heating and given to staff to present to the Commission; (48) it was suggested to bring back some options about the relocation of the kids playground.

PUBLIC COMMENT

3:38 p.m. - 3:43 p.m. Gid Pool and Joan Morgan. Pool.

Recess 3:44 p.m. - 4:01 p.m.

Discussion continued: (1) it was noted that the increase cost in utilities is because of the enlargement of the deck and because of inflation; (2) the system for drainage that is being installed under the deck was explained; (3) the increase in landscaping costs was because of the increase in square footage but it can be modified; (4) the line item for site furnishings is to purchase umbrella tables and lounge chairs; (5) it was explained that a testing allowance is budgeted for testing on the concrete stability and soil compaction; (6) it was confirmed that the surface area will not be smooth to prevent any slips and falls; (7) it was noted that staff will inquire with Sarasota County School Board to determine their interest in using the pool and if needed, enter into an interlocal agreement; (8) subsequent to a question, it was stated that Sarasota County Commissioners were waiting on a project concept to determine if this project qualified for Tourist Development funds; (9) following a question, Interim City Manager Lear discussed several funding options that are available; (10) it was suggested to evaluate the use of salt water vs chlorine for water sanitization; (11) it was noted that there are several options for the scoring timing systems and those will be researched; (12) it was stated that an alternate to marcite pool surfacing is diamond brite or epoxy paint; (13) the possibility of separating the children area from the lazy river was explained; (14) it was noted that the children's pool would be about 12" deep; (15) it was stated the edge of the lazy river is made from manufactured stone and not meant for sitting or diving; (16) the amendment to this contract will be to redesign most of the project and to update the research needed; (17) it was noted that the contract for services would need to be negotiated because the design costs have gone up; (18) it was noted there should not be a need for other amendments if this one is approved; (19) it was stated that the amendment to the contract can be modified to include language that indicates that prior services that need to be redone will be included in this amendment.

PUBLIC COMMENT.

4:53 p.m. - 4:55 p.m. Justin Willis. Pool.

Discussion continued: (1) subsequent to a question, it was confirmed that there is funding available for this project; (a) one option would be to take out a loan, which would not require a referendum; (b) another option is to use surtax money but other projects would have to be pushed out; (2) it was stated the carry forward balance in the surtax fund for FY 2017-2018 is \$15.4 million and this includes the \$2.3 million that was already allocated to the pool; (3) it was stated there is approximately \$500,000 in the Parks and Recreation impact fee fund that will be available over the next three years; (4) it was noted that the Road and Drainage District Fund cannot be used; (5) it was stated there is \$3 million budgeted for a new fire station from the surtax fund and that money can be shifted as an option; (6) it was stated that an analysis report could be submitted

to staff in 5-6 weeks for their review; (7) it was noted that if the design is approved, staff will find the funding and present it in the CIP.

A motion was made by Vice-Mayor Carusone, seconded by Commissioner McDowell, to direct staff to move forward with the pool project as presented and discussed today with the total base bid for construction for the \$11.4 million and for the funding to be acquired or obtained from the surtax III monies. The motion carried by the following vote:

Yes: 5 - Mayor Yates, Vice-Mayor Carusone, Commissioner Hanks, Commissioner Luke and Commissioner McDowell

A motion was made by Vice-Mayor Carusone, seconded by Commissioner Hanks, to approve the agreement with Kimley-Horn and Associates, Inc. for the amendment number 2011-08 in the amount of \$550,000.00.

Mayor Yates passed the gavel to Vice-Mayor Carusone.

A motion was made by Mayor Yates, seconded by Commissioner McDowell, to amend the motion to include in the contract amendment updates to the business plan, previous documents provided in the 2012 presentation, and the concept that was decided today. The motion carried by the following vote:

Yes: 5 - Mayor Yates, Vice-Mayor Carusone, Commissioner Hanks, Commissioner Luke and Commissioner McDowell

Vice-Mayor Carusone passed the gavel back to Mayor Yates.

A vote was taken on the main motion, as amended, to approve the agreement with Kimley-Horn and Associates, Inc. for the amendment number 2011-08 in the amount of \$550,000.00 and to include in the contract amendment updates to the business plan, previous documents provided in the 2012 presentation, and the concept that was decided today. The motion carried by the following vote:

Yes: 5 - Mayor Yates, Vice-Mayor Carusone, Commissioner Hanks, Commissioner Luke and Commissioner McDowell

2. PUBLIC COMMENT:

There was no public comment.

3. COMMISSION COMMUNICATIONS:

There was nothing to report.

4. ADMINISTRATIVE AND LEGAL REPORTS:

There was nothing to report.

5. ADJOURNMENT:

Mayor Yates adjourned the North Port City Commission Special Meeting at 5:36 p.m.

City of North Port, Florida

By: _____
Linda M. Yates, Mayor

Attest: _____
Patsy Adkins, MMC, City Clerk

Minutes approved at the City Commission Regular Meeting this ____ day of _____, 2017.